



## 1.10± HARD CORNER PARCEL

AVAILABLE NEC S. KIRKMAN RD. & RALEIGH ST. // ORLANDO, FL

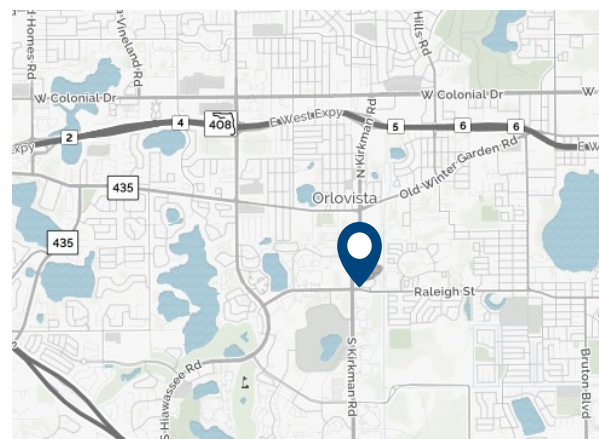
### PROPERTY HIGHLIGHTS

- 1.10 acres (47,871 SF) available for lease.
- Located at the northeast corner of S. Kirkman Rd. & Raleigh St., which sees more than 72,000 vehicles per day.
- Across from a new retail development anchored by 24 Hour Fitness, Wawa and Arby's.
- Less than 1 mile from Valencia College's west campus with more than 29,744 students.
- Densely populated area with more than 3,300 multifamily units within half a mile.

### NEARBY RETAILERS



### LOCATION MAP



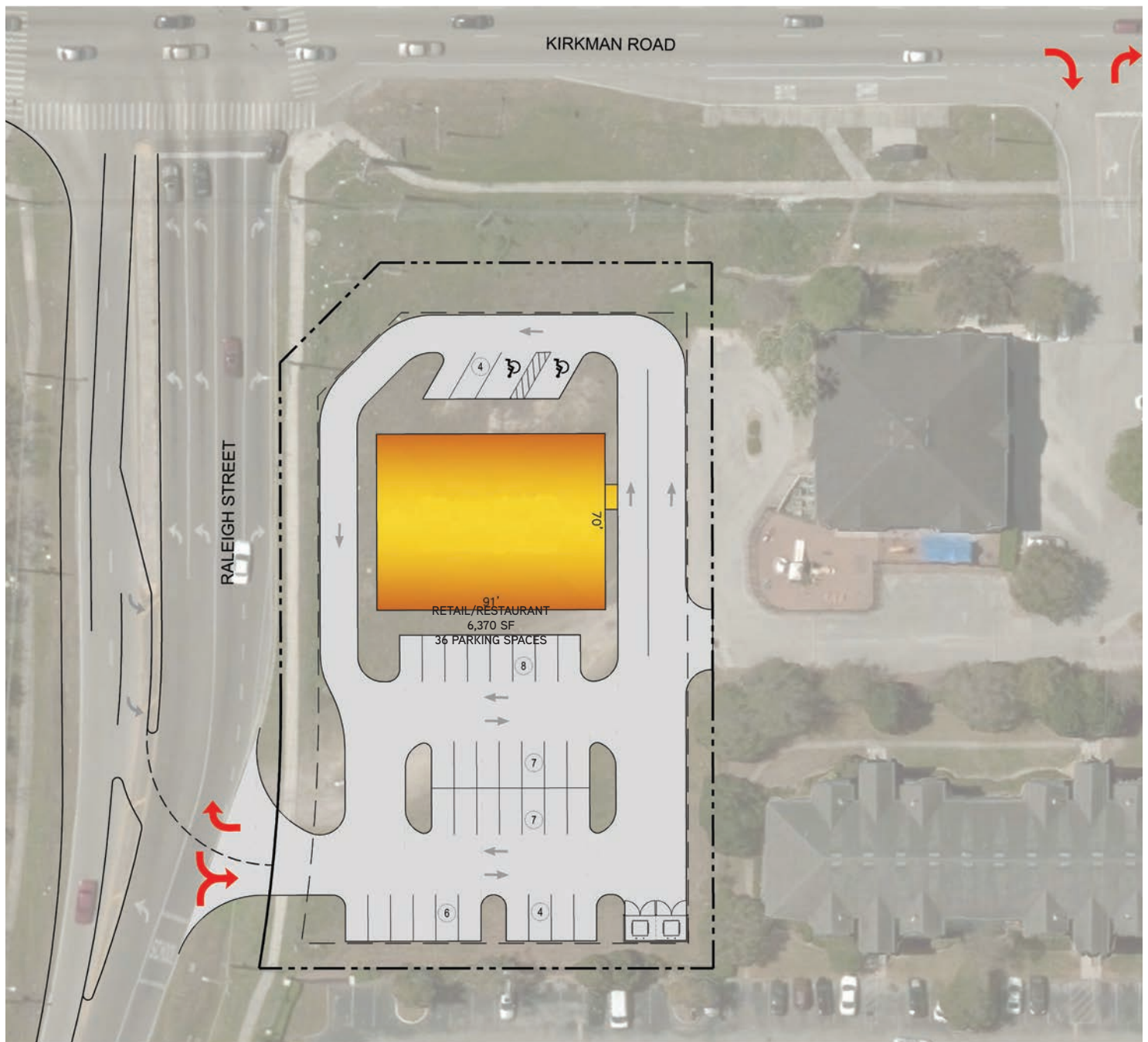
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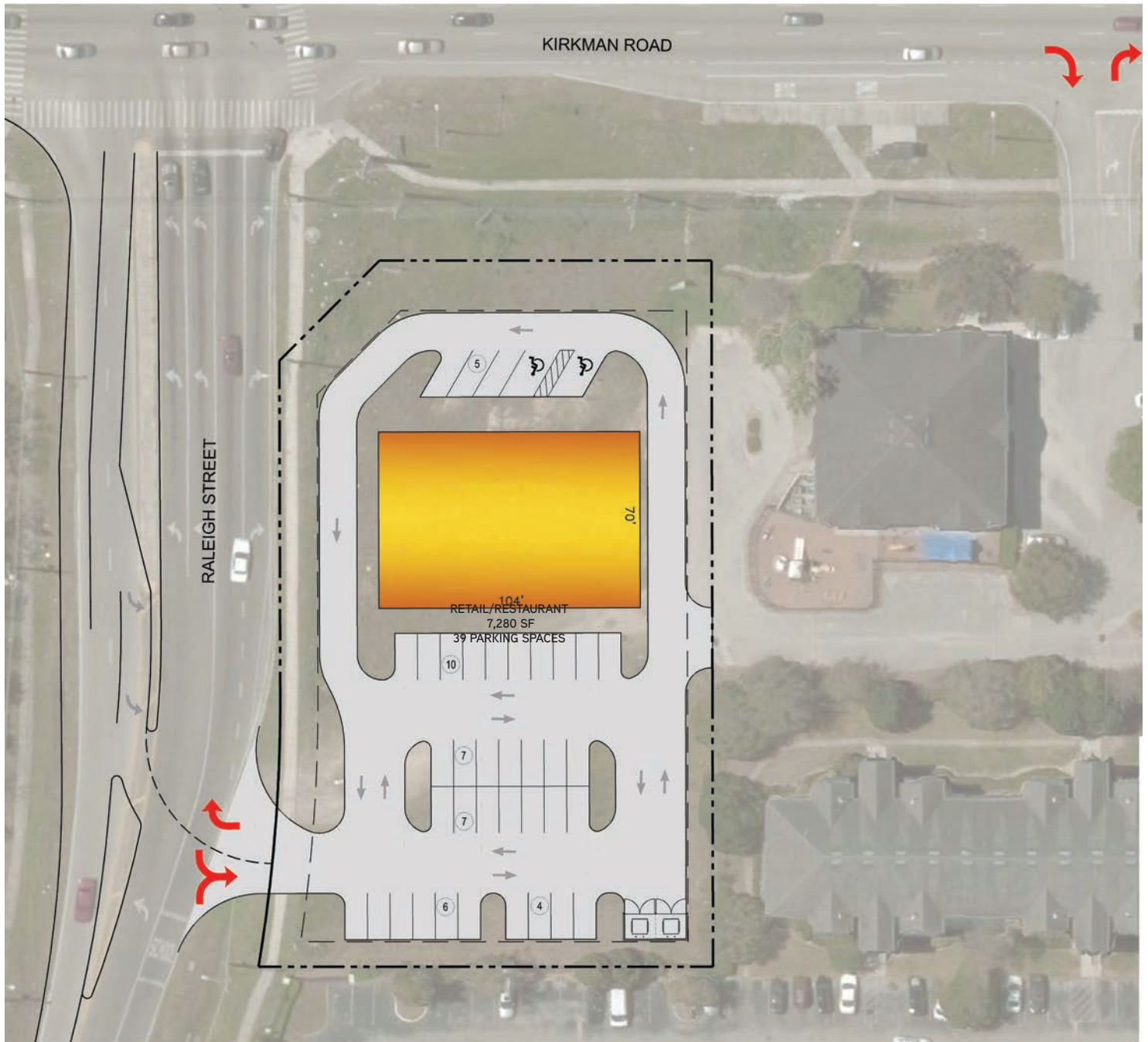


## SITE PLAN



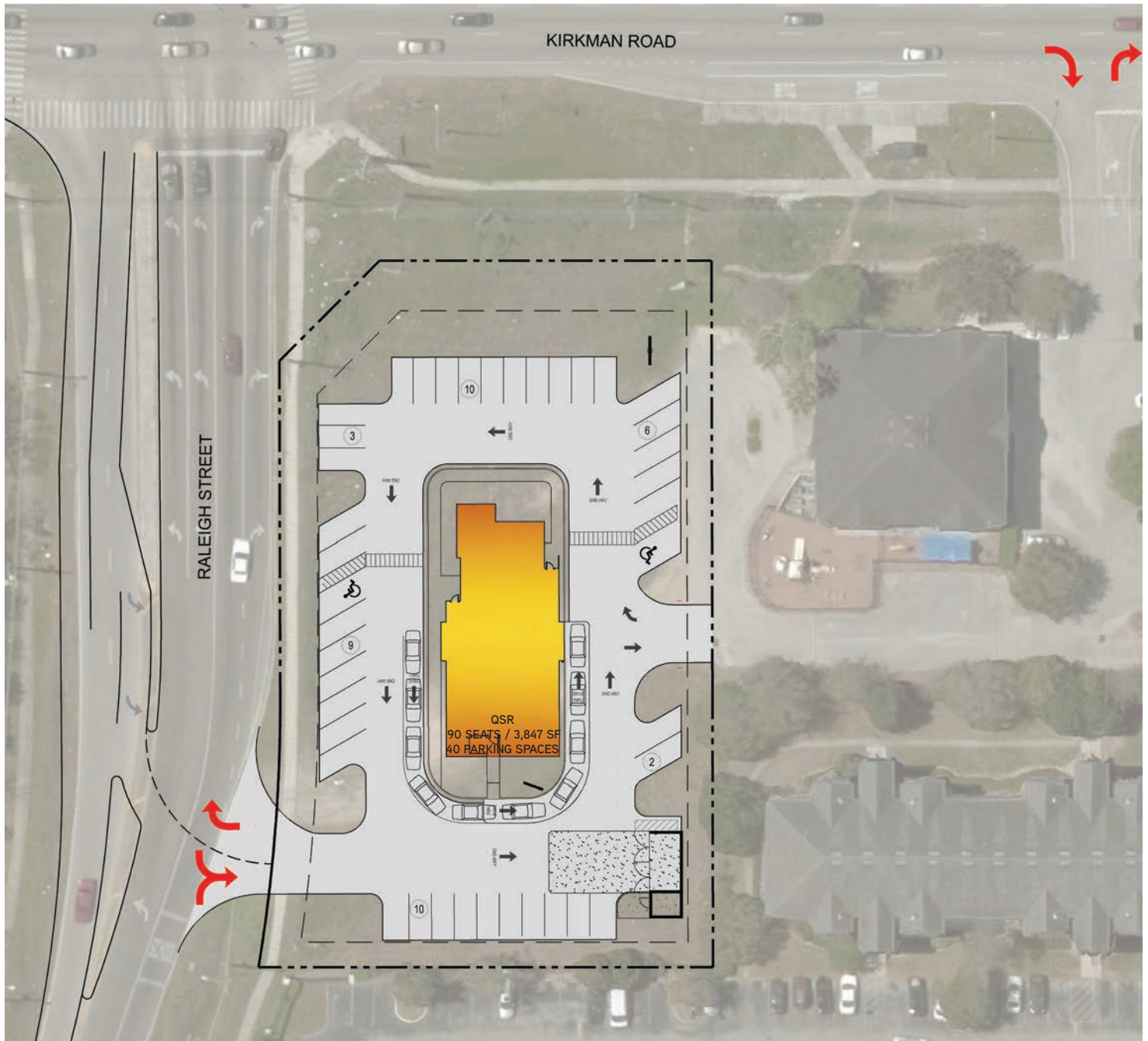
## CONCEPT 1

## SITE PLAN



## CONCEPT 2

## SITE PLAN



## CONCEPT 3



## MARKET AERIAL



## DEMOGRAPHICS



### Population

1-Mile: 20,829  
3-Mile: 122,891  
5-Mile: 298,454



### Daytime Population

1-Mile: 14,645  
3-Mile: 102,608  
5-Mile: 365,355



### Average HH Income

1-Mile: \$46,909  
3-Mile: \$54,909  
5-Mile: \$59,954



### Households

1-Mile: 7,790  
3-Mile: 46,105  
5-Mile: 107,821